



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 16- Western West Seattle

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 523

Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$114,900	\$110,500	\$198,300	\$253,700	88.8%	13.85%
1999 Value	\$127,600	\$122,300	\$225,900	\$253,700	98.5%	13.53%
Change	+\$12,700	+\$11,800	+\$27,600		+9.7%	-0.32%
%Change	+11.1%	+10.7%	+10.9%		+10.9%	-2.31%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.32% and -2.31% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$131,800	\$108,800	\$240,600
1999 Value	\$146,500	\$120,000	\$266,500
Percent Change	+11.15%	+10.29%	+10.76%

Number of improved parcels in the Population: 5,119

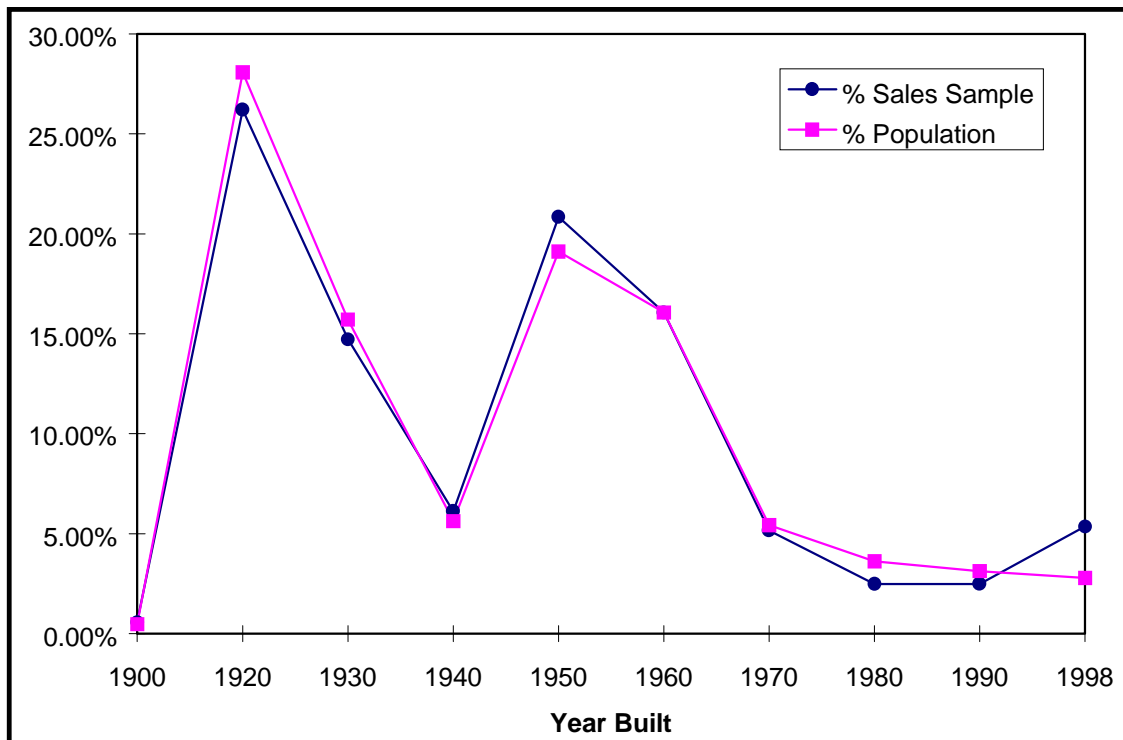
The sales sample adequately represents the population for this area. Pages two through four provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Sub 3, Sub 5, High Grade, and 1.5 Stories** (see page nine for variable definitions). Parcels that are **1.5 Stories** indicate individual adjustment due to its lower average ratios (assessed value/sales price). The model adjusts these parcels upward more than others. **Sub 3, Sub 5, and High Grade** parcels had higher average ratios than other parcels, so the model adjusts these properties upward less than others. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1900	3	0.57%
1920	137	26.20%
1930	77	14.72%
1940	32	6.12%
1950	109	20.84%
1960	84	16.06%
1970	27	5.16%
1980	13	2.49%
1990	13	2.49%
1998	28	5.35%
523		

Population		
Year Built	Frequency	% Population
1900	24	0.47%
1920	1437	28.07%
1930	804	15.71%
1940	288	5.63%
1950	978	19.11%
1960	822	16.06%
1970	278	5.43%
1980	185	3.61%
1990	160	3.13%
1998	143	2.79%
5119		

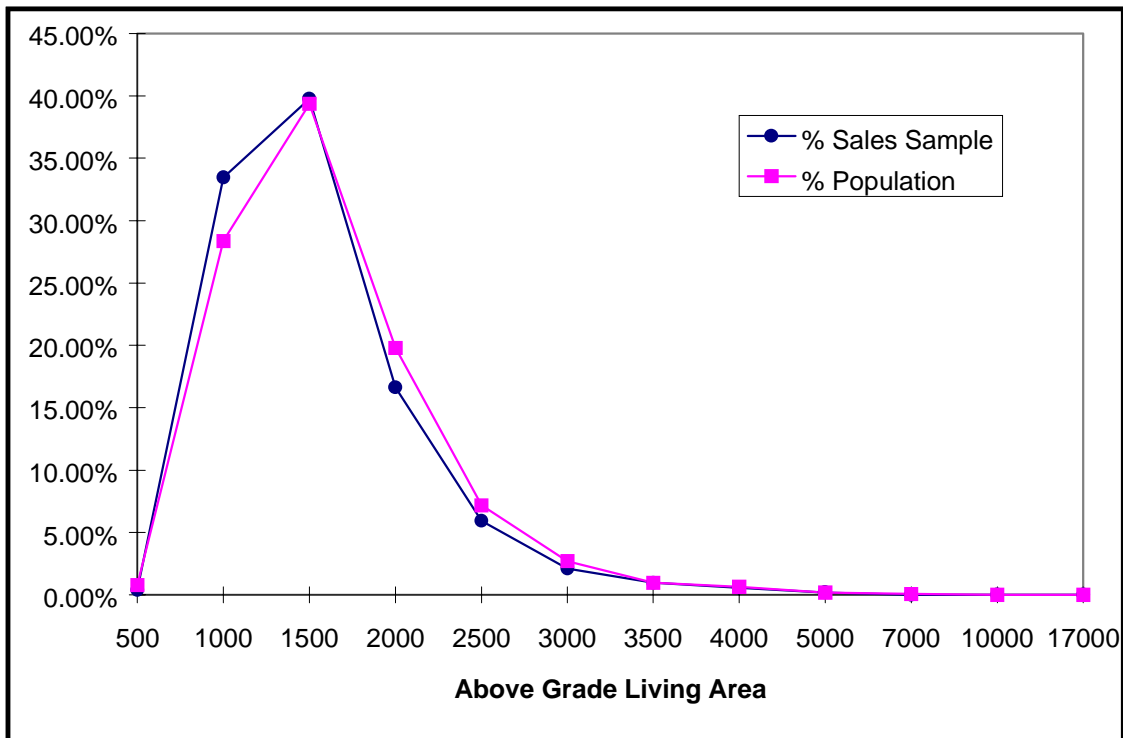


The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	2	0.38%
1000	175	33.46%
1500	208	39.77%
2000	87	16.63%
2500	31	5.93%
3000	11	2.10%
3500	5	0.96%
4000	3	0.57%
5000	1	0.19%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
523		

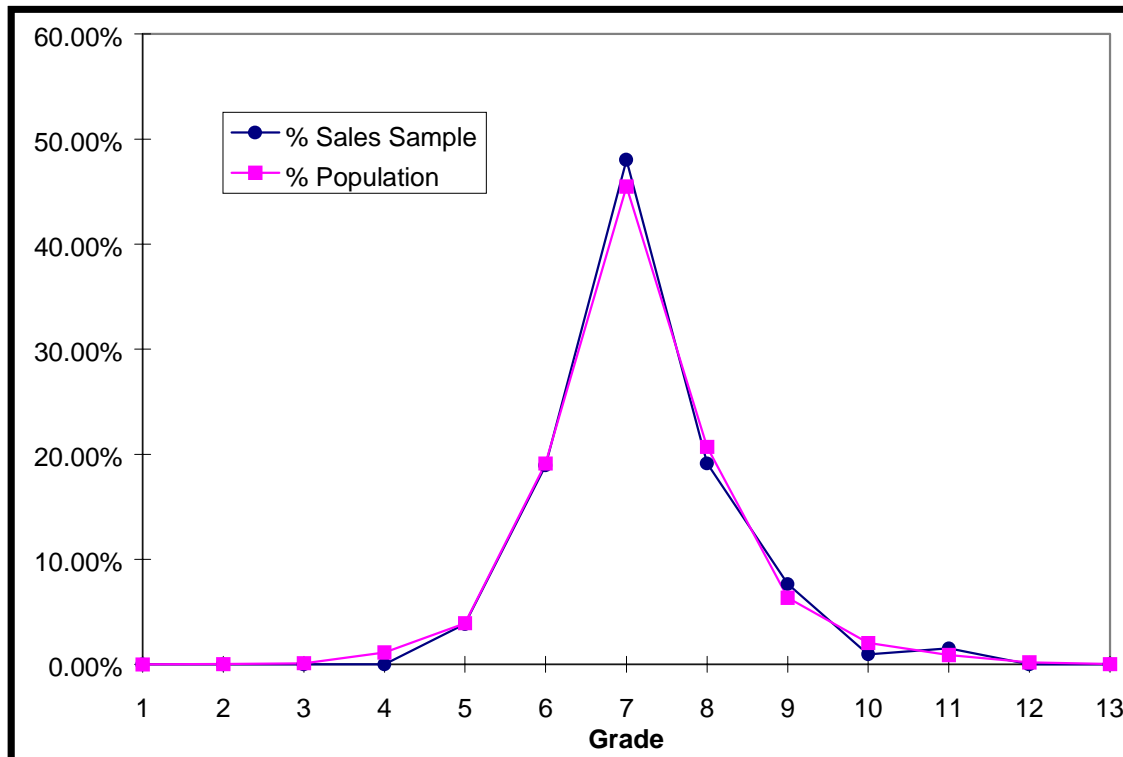
Population		
Above Gr Living	Frequency	% Population
500	40	0.78%
1000	1452	28.36%
1500	2015	39.36%
2000	1013	19.79%
2500	367	7.17%
3000	138	2.70%
3500	49	0.96%
4000	33	0.64%
5000	9	0.18%
7000	3	0.06%
10000	0	0.00%
17000	0	0.00%
5119		



The sales sample adequately represents the population.

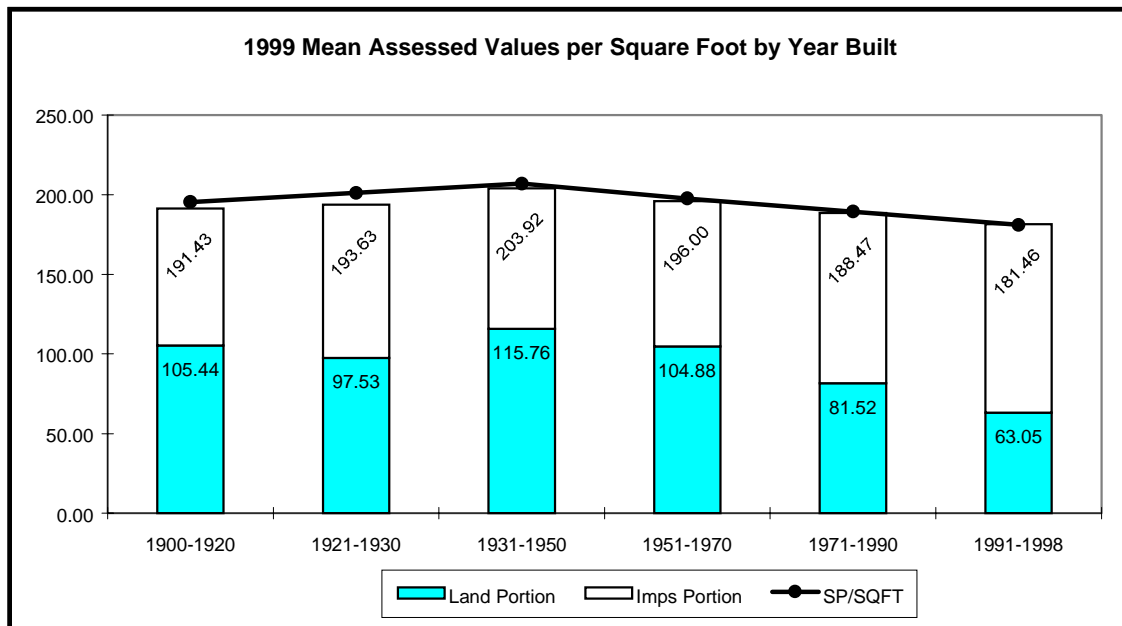
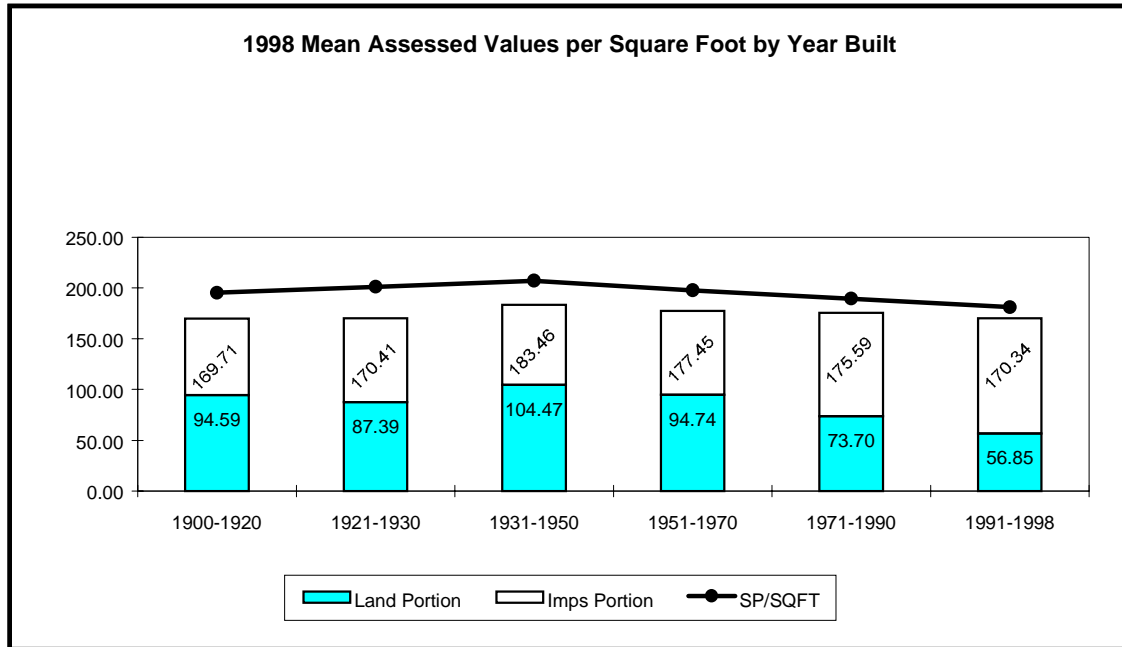
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	5	0.10%
4	0	0.00%	4	58	1.13%
5	20	3.82%	5	201	3.93%
6	99	18.93%	6	979	19.12%
7	251	47.99%	7	2328	45.48%
8	100	19.12%	8	1060	20.71%
9	40	7.65%	9	325	6.35%
10	5	0.96%	10	104	2.03%
11	8	1.53%	11	46	0.90%
12	0	0.00%	12	10	0.20%
13	0	0.00%	13	2	0.04%
523			5119		



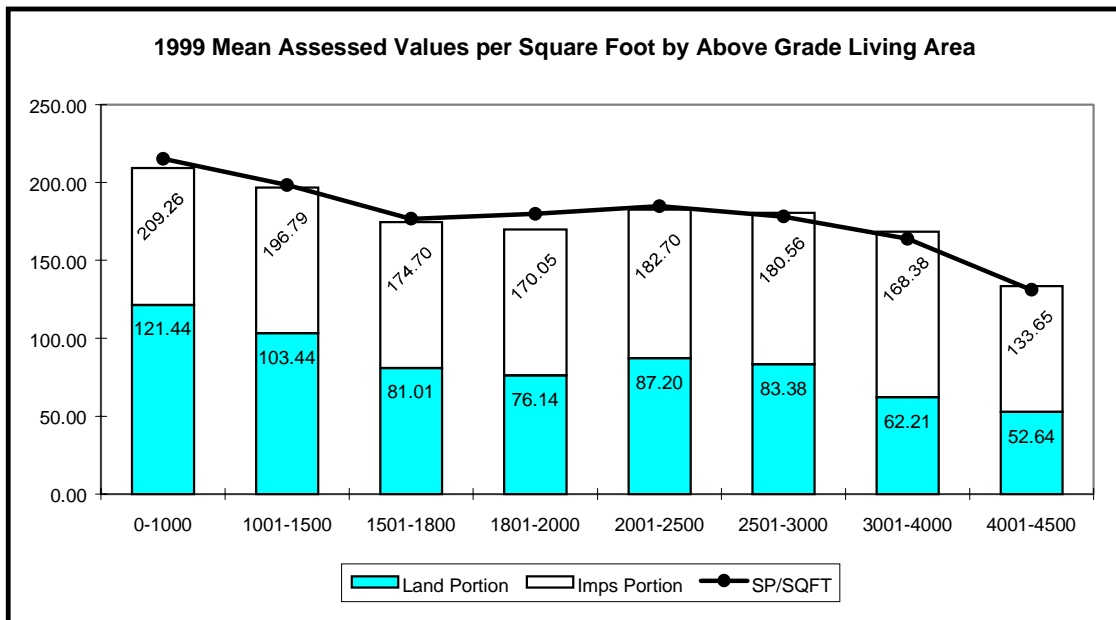
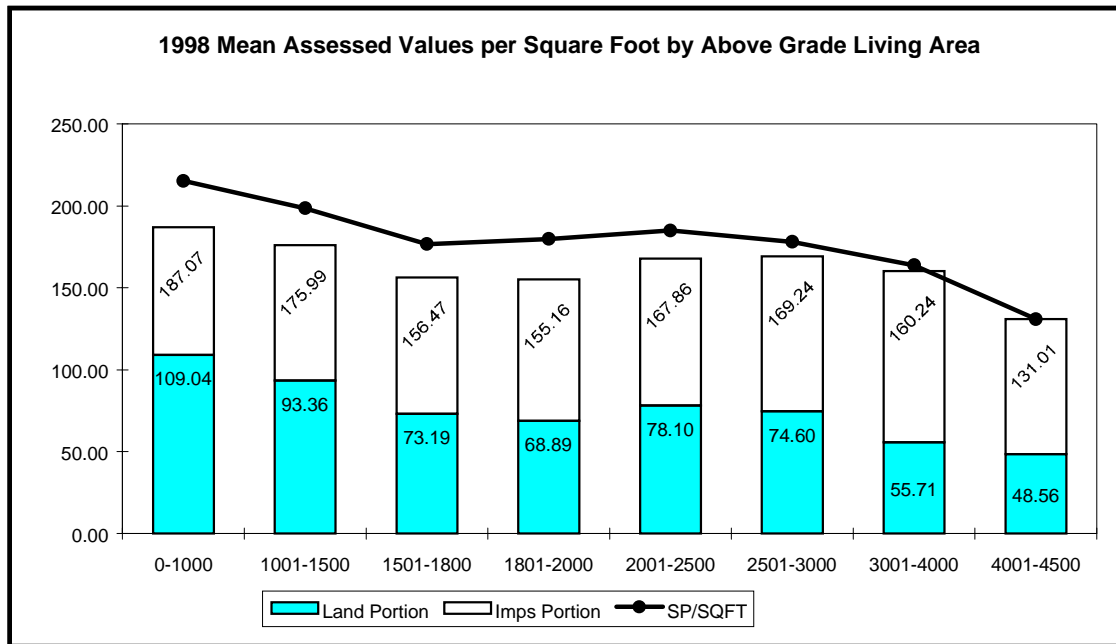
The sales sample adequately represents the population.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



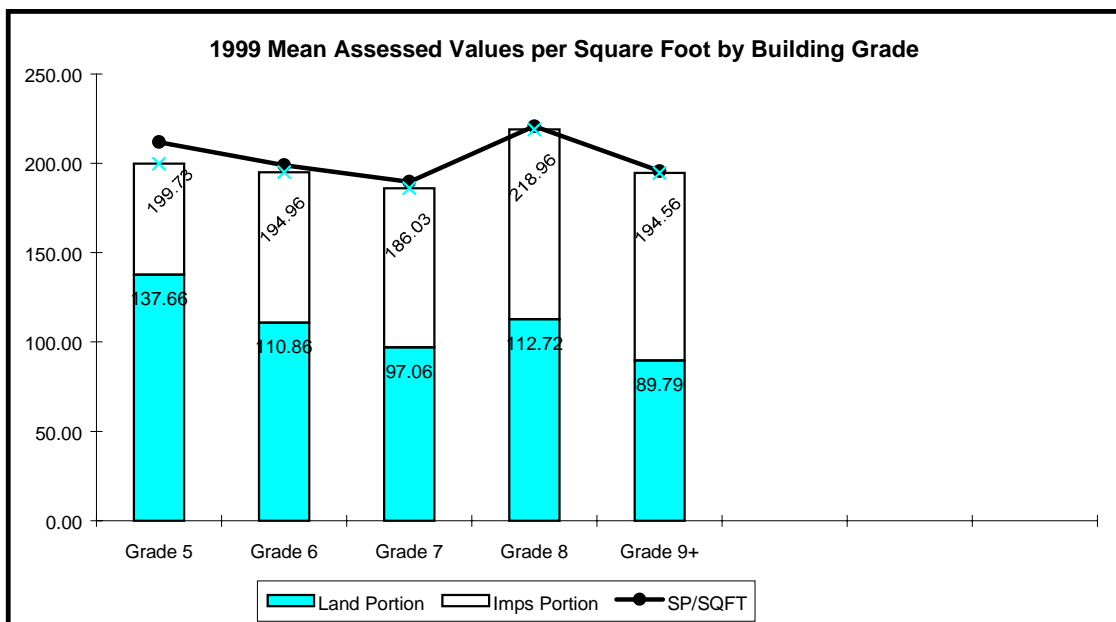
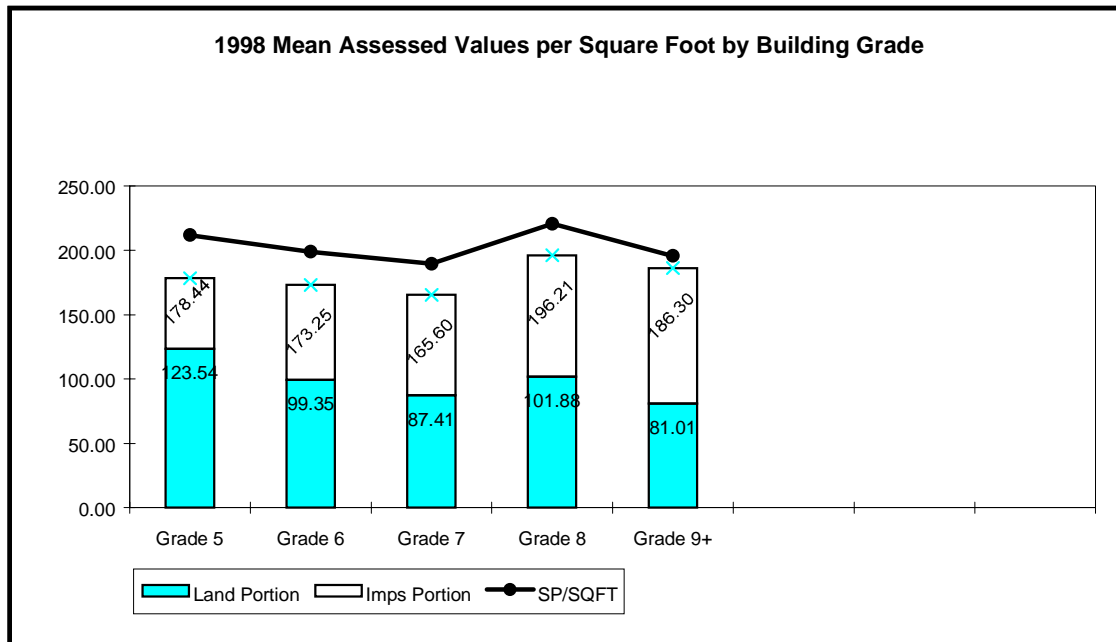
These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements. Building grades from nine through eleven were combined for the variable High Grade.